Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19/36-38 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,150,000 & $1,250,000

Median sale price

Median price $580,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2020 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1404/83 Queens Rd MELBOURNE 3004	$1,240,000	08/07/2021
2	63/189 Beaconsfield Pde MIDDLE PARK 3206	$1,235,000	28/09/2021
3	103/35 Marine Pde ST KILDA 3182	$1,185,000	21/10/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/11/2021 14:56



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
Year ending September 2021: $580,000

Comparable Properties



1404/83 Queens Rd MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,240,000
Method: Sold Before Auction
Date: 08/07/2021
Property Type: Apartment

Agent Comments



63/189 Beaconsfield Pde MIDDLE PARK 3206 (REI)

2 1 1

Price: $1,235,000
Method: Auction Sale
Date: 28/09/2021
Property Type: Apartment

Agent Comments



103/35 Marine Pde ST KILDA 3182 (REI)

2 2 2

Price: $1,185,000
Method: Private Sale
Date: 21/10/2021
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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